025.0	0005	0032.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,083,800 / 1,083,800
					USE VALUE:	1,083,800 / 1,083,800
					ASSESSED:	1,083,800 / 1,083,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
59	-61	TROWBRIDGE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	STAMOULIS TATIANA L
Owner 2:	
Owner 3:	
Street 1:	3 SANDERSON ROAD
Street 2:	
Twn/City:	LEXINGTON
St/Prov:	MA Cntry Own Occ: N
Postal:	02420 Type:

PREVIOUS OWNER

Owner 1:	BUCKLEY MARY/L/ETSATE -
Owner 2:	BUCKLEY E & GARRITY M -
Street 1:	61 TROWBRIDGE ST
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .115 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1914, having primarily Vinyl Exterior and 3098 Square Feet, with 2 Units, 3 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5000.000	621,300	6,500	456,000	1,083,800
Total Card	0.115	621,300	6,500	456,000	1,083,800
Total Parcel	0.115	621,300	6,500	456,000	1,083,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 349.84 /Parcel: 349.84

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID: 025.0-0005-0032.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	104	FV	621,300	6500	5,000.	456,000	1,083,800		Year end	12/23/2021
2021	104	FV	593,500	6500	5,000.	456,000	1,056,000		Year End Roll	12/10/2020
2020	104	FV	593,600	6500	5,000.	456,000	1,056,100	1,056,100	Year End Roll	12/18/2019
2019	104	FV	439,000	6600	5,000.	484,500	930,100	930,100	Year End Roll	1/3/2019
2018	104	FV	439,000	6600	5,000.	353,400	799,000	799,000	Year End Roll	12/20/2017
2017	104	FV	412,200	6600	5,000.	307,800	726,600	726,600	Year End Roll	1/3/2017
2016	104	FV	412,200	6600	5,000.	262,200	681,000	681,000	Year End	1/4/2016
2015	104	FV	368,100	6600	5,000.	256,500	631,200	631,200	Year End Roll	12/11/2014

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 2085

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BUCKLEY MARY/L/	34455-422		12/1/2001		507,500	No	No		Tatiana Athanasiadis became Tatiana Stamoulis
BUCKLEY MARY	24162-42		1/12/1994		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/10/2014	1164	Re-Roof	4,000					Strip and reroof g
6/3/2005	450	Re-Roof	6,000					
6/10/1993	255	Manual	1,500					REPAIR PORCH-WALL

ACTIVITY INFORMATION

Date	Result	By	Name
6/4/2019	Mail Update	JO	Jenny O
9/9/2017	MEAS&NOTICE	KB	Kevin B
4/29/2009	Measured	163	PATRIOT
3/4/2002	MLS	HC	Helen Chinal
10/4/1999	Mailer Sent		
10/4/1999	Measured	264	PATRIOT
8/13/1993		PC	PHIL C

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5000		Sq. Ft.	Site		0	80.	1.14	1									456,000						456,000	

USER DEFINED

Prior Id # 1:	17010
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

User Acct: 17010
GIS Ref:
GIS Ref:
Insp Date: 09/09/17
!2085!

PRINT: Date 12/29/21 Time 21:01:15

LAST REV: Date 06/04/19 Time 12:26:45 jorourke

Patriot Properties Inc.

Total AC/HA:	0.11478	Total SF/SM:	5000	Parcel LUC:	104	Two Family	Prime NB Desc	ARLINGTON	Total:	456,000	Spl Credit		Total:	456,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	2 - Hip		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	3	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	180.00
Size Adj.:	1.02339971
Const Adj.:	0.98980200
Adj $ / SQ:	182.333
Other Features:	142500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	763285
Depreciation:	141971
Depreciated Total:	621314

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	2	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	4	Baths:	3	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

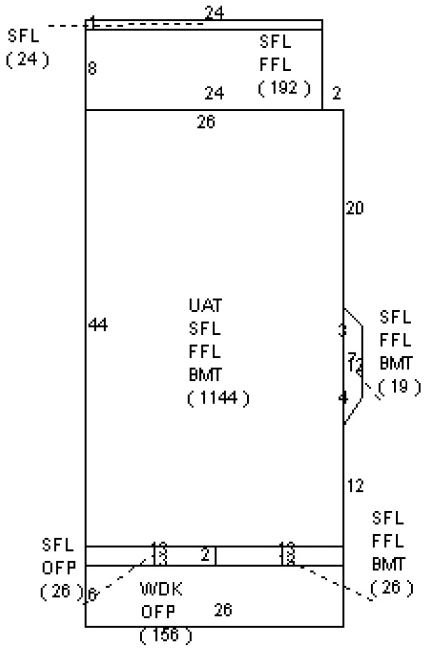
No Unit	RMS	BRS	FL
2	5	2	
Totals			
2	10	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	182.33
Special Features:	0	Val/Su Net:	134.34
Final Total:	621300	Val/Su SzAd	220.95

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,431	182.330	260,919
FFL	First Floor	1,381	182.330	251,802
BMT	Basement	1,189	54.700	65,038
UAT	Upper Attic	286	127.630	36,503
OFP	Open Porch	182	25.310	4,606
WDK	Deck	156	12.280	1,916

Net Sketched Area:	4,625			Total:	620,784
Size Ad	2812	Gross Area	5483	FinArea	3098

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

PARCEL ID

025.0-0005-0032.0

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X20	A	AV	1914	21.25	T	40	104			5,100			5,100
22	Wood Deck	D	Y	1	10X10	A	AV	2005	16.00	T	11.2	104			1,400			1,400

More:	N	Total Yard Items:	6,500	Total Special Featues:	
				Total:	6,500